Depopulation HO-4 Coverage Comparison for Citizens and Southern Oak

Coverage Types	Coverage Details		Can the coverage be added, changed, excluded, or the limit increased?	
	Citizens Property Insurance Corporation	Southern Oak Insurance Company	Citizens Property Insurance Corporation	Southern Oak Insurance Company
Coverage A: Dwelling (Primary Structure)				
Covered Causes of Loss	N/A	N/A	N/A	N/A
Loss Settlement (Replacement Cost or Actual Cash Value)	N/A	N/A	N/A	N/A
Minimum Coverage A (Coverage for the dwelling)	N/A	N/A	N/A	N/A
Maximum Coverage A	N/A	N/A	N/A	N/A
Coverage B: Other Structures (Buildings or structures that are not the Primary Structure)				
Covered Causes of Loss	N/A	N/A	N/A	N/A
Loss Settlement	N/A	N/A	N/A	N/A
Coverage Amount (as a percentage of Coverage A)	N/A	N/A	N/A	N/A
Coverage C: Personal Property				
Covered Causes of Loss	Named Peril	Named Peril	No	No
Loss Settlement (Replacement Cost or Actual Cash Value)	Actual Cash Value	Actual Cash Value	Yes, Replacement Cost available.	Yes, Replacement Cost is available.
Coverage Amount	Minimum: $6,000 Maximum: $100,000 or less than $700,000 in wind-only area with wind coverage, except in Miami-Dade and Monroe, where coverage must be less than $1,000,000.	Minimum: $6,000; Maximum: $250,000	N/A	N/A
Pool coverage	Coverage A if adjoined to or abut the dwelling. Coverage B if separated from the dwelling by clear space. Coverage C if above-ground pool.	Above-ground pools are covered as personal property, Coverage C.	Yes, maximum Coverage C limits apply.	Yes, maximum Coverage C limits apply.
Coverage C Note	Carports, porches, aluminum-framed screened enclosures, screen pool cages or similar structures with a roof covering of aluminum, fiberglass, plastic, vinyl, fabric or screening, constructed to be open to the weather, are not covered. Any structure that has a roof, exterior wall, or covering of thatch, grass, palm, lattice, slats, or similar material is not covered.	N/A	No	N/A
Coverage C: Personal Property Special Limits (Special Limits apply to all causes of loss)				
Theft away from premises	Not covered	**Yes**	No	No
Money, bank notes, etc.	$200 limit	$200	No	No
Securities, deeds, etc.	$1,000 limit	**$1,500**	No	No
Watercraft (other than personal watercraft, which are excluded)	$1,000 limit	**$1,500**	No	No
Trailers not used with watercraft	$1,000 limit	**$1,500**	No	No
Jewelry/furs	$1,000 limit	**$1,500 for theft**	No	**Yes, can increase up to $5,000**
Firearms	$2,000 limit	**$2,500 for theft**	No	No
Silverware	$2,500 limit	$2,500 for theft	No	**Yes, can increase up to $10,000**
Business property on premises	$2,500 limit	$2,500	No	No
Business property off premises	$250 limit	**$500**	No	No
Portable electronic equipment	$1,000 limit	**$1,500**	No	No
Refrigerated property on premises	$500 limit	$500	No	No
Refrigerated property off premises	Not covered	No	No	No

As of December 2025 Assumption

	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY
Reasonable Emergency Measures Limit				
Costs incurred solely to protect property from further damage or unwanted entry, resulting from a covered loss	N/A	**Covered**	No	N/A
Coverage D: Loss of Use (as a percentage of Coverage C)	10%	10%	No	No
Coverage E: Liability	$100,000 limit	$100,000	No	**Yes, can increase to $300,000**
Coverage F: Medical Payments	$2,000 limit	$2,000	No	**Yes, can increase to $5,000**
Additional Coverages				
Debris Removal (Trees – Wind)	**$1,500 limit $1,000 max per tree**	$1,000	No	No
Loss Assessment	**$2,000 limit**	$1,000	No	**Yes, can increase to $2,000 or $3,000**
Optional Coverages				
Animal Liability	Not covered	No	No	**Yes, may purchase $25,000 liability and $2,000 med pay.**
Earthquake Coverage	Not covered	No	No	**Yes, may purchase in increments of $1,000**
Extended/increased replacement cost on dwelling.	Not covered	No	No	No
Golf Carts and Low-Speed Vehicles	Not covered	**Yes, liability at $100,000**	No	**Yes, may increase liability to $300,000 and may purchase physical damage $5,000 per cart.**
Identity Theft or Identity Fraud Expense Coverage.	Not covered	No	No	**Yes, can purchase $25,000.**
Incidental Occupancy	Not covered	**Property - 30% of Coverage C**	No	**Yes, Liability can be purchased.**
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section I – Property.	$10,000 limit	$10,000	No	**Yes, can increase to $25,000 and $50,000.**
Limited Fungi, Wet or Dry Rot, or Bacteria Coverage Section II – Liability.	$50,000 limit	$50,000	No	No
Windstorm or Hail Exclusion	No	No	Yes, the peril of Windstorm or Hail can be excluded.	Yes, the peril of Windstorm or Hail can be excluded.
Ordinance or Law (as a percentage of Coverage A)	Not covered	**25%**	No	**Yes, can increase to 50%.**
Sinkhole	Included in policy	Yes	No	No
Scheduled Personal Property	Not covered	No	No	**Yes, available for specific classes such as jewelry, silverware, guns, antiques, etc.**
Water Backup of Sewers and Drains or Sump Overflow	Not covered	**Yes**	No	No
Credit cards, Fund Transfer Cards, Forgery, Counterfeit Money, Cryptocurrency, etc.	Not covered	**$500**	No	No
Trampolines, Ramps, Diving Boards, Pool Slides, Bounce Houses, Zip Lines, Empty Pools, etc.	Not covered	Not covered	No	No
Homeshare Hosting	Not covered	Not covered	No	No

	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY
Loss Reporting and Repair Limitations				
Permanent repairs made without company authorization	N/A	N/A	N/A	N/A
Water Loss Limitations				
Is water damage coverage limited based on the age of dwelling?	No	No	No	No
Is there a complete water damage exclusion?	No	No	No	No
If water damage is excluded, is a buy-back offered?	N/A	N/A	N/A	N/A
Is there a coverage limitation restricting tear out and repair only to the portion of the plumbing system or appliance that caused the loss?	No	No	No	No
Roof Loss Settlement Limitations				
Actual Cash Value Loss Settlement due to age of roof?	No	No	N/A	N/A
Actual Cash Value Roof Loss Settlement due to roof type?	No	No	N/A	N/A
Deductible Options				
Hurricane Deductibles (as a percentage of Coverage C)	$500, 2%, 5%, 10%	$500, 2%	Available deductible options based on Coverage C amount.	Available deductible options based on Coverage C amount.
All Other Peril Deductibles	$500, $1,000, $2,500	$500, $1,000	Available deductible options based on Coverage C amount.	Available options based on Coverage C amount.

	CITIZENS PROPERTY INSURANCE CORPORATION	Southern Oak INSURANCE COMPANY
Other		
Wind Mitigation Credits	Yes, credits are dependent upon wind-resistive features installed.	Yes. Credits are dependent upon wind-resistive features installed.
Claims Handling		
Preferred Contractor (managed repair) – optional	No	No
Preferred Contractor (managed repair) – mandatory	No	No
How is Additional Living Expense paid/administered?	Check	Check
Payment Options		
Are payment plans available, other than full-pay?	Yes	Yes
If Yes to above, what payment options are available?	Quarterly or Semiannual	**2 – pay** **4 – pay** **8 – pay**
What down payment percentage is required for each?	40% for Quarterly 60% for Semiannual	**2–pay: 60%** **4–pay: 40%** **8–pay: 30%**
Is premium finance available/acceptable?	Yes, a copy of the premium finance company contract is required with new and renewal policies.	Yes. A copy of the premium finance company contract is required with new and renewal policies.
Other Coverages or Special Limits		
Tools	N/A	**$1,500 for theft**
Flood Coverage	N/A	**Covers damage from flood waters.**